



**REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION
GEORGE A. PUREFOY MUNICIPAL CENTER
COUNCIL CHAMBERS
6101 FRISCO SQUARE BLVD.
FRISCO, TEXAS 75034**

6:30 PM

TUESDAY, AUGUST 11, 2009

MINUTES

CALL TO ORDER

Chairman	Dave Wilcox	Present
Vice Chairman	Christopher Moss	Present
Secretary	Jeff Trykoski	Present
Commissioner	Stephen Hulse	Present
Commissioner	Clint Richardson	Present
Commissioner	Will Russell	Present
Commissioner	John Hamilton	Present

1. Roll Call

Chairman Dave Wilcox called the meeting to order at 6:30 p.m.

Staff present: John Lettelleir, Director, Development Services; Scott Ingalls, Development Coordinator; Mike Walker, Senior Planner; Suzanne Morgan, Planner; Claire Swann, City Attorney (arrived at 6:39); John Gillette, Fire Marshal; Joel Fitts, Senior Traffic Engineer; Lori Chapin, Senior Civil Engineer; and Kristen Johnson, Administrative Assistant.

APPROVAL OF MINUTES

2. Consider and act upon approval of minutes of the Planning & Zoning meeting on July 28, 2009.

Commissioner Moss moved to approve the minutes. Commissioner Hulsey seconded the motion. Motion carries. Vote: 6-0. Minutes approved.

PUBLIC HEARINGS

3. **Public Hearing:** Sports Village (Z09-0004)

Owner(s): Sports Village Realty I, LLC

A request to amend Planned Development-165 regarding development standards and maximum height. The property contains 59.3± acres located on the southeast corner of All Stars Avenue and Frisco Street. Zoned Planned Development-165-Commercial-1. Neighborhood #46. MW

Mike Walker reviewed staff comments with the Commission and recommended approval.

Commissioner Trykoski moved to open the public hearing. Commissioner Moss seconded the motion. Motion carries. Vote: 6-0.

Speaking for: Trey Braswell, Kimley-Horn.

Speaking against: None.

There being no one else to speak Commissioner Moss moved to close the public hearing. Commissioner Hamilton seconded the motion. Motion carries. Vote: 6-0.

Following review and discussion, Commissioner Trykoski moved to approve. Commissioner Hulsey seconded the motion. Motion carries. Vote: 6-0. Item approved.

4. **Revised Preliminary Site Plan & Revised Conveyance Plat:** Sports Village USA, Block B, Lots 1, 4, 5, 6, & 7 (PSPCP09-0003)

Owner(s): Sports Village Realty I, LLC

Four retail buildings, one hotel, and one restaurant on five lots on 8.0± acres on the northeast corner of Sports Village Road and Frisco Street. Zoned Planned Development-165-Commercial-1. Neighborhood #46. SM

Following discussion on the item, Commissioner Richardson moved to approve Item 4. Commissioner Russell seconded the motion. Motion carries. Vote: 6-0. Item approved.

5. **Revised Preliminary Site Plan & Revised Conveyance Plat:** Sports Village USA, Block A, Lots 1, 3, & 4 (PSPCP09-0004)

Owner(s): Sports Village Realty I, LLC

Two retail buildings, a bank, a hotel, and a gymnasium on 8.2± acres on the

southeast corner of Sports Village Road and Frisco Street. Zoned Planned Development-165-Commercial-1. Neighborhood #46. SM

Following discussion on the item, Commissioner Moss moved to approve. Commissioner Hamilton seconded the motion. Motion carries. Vote: 6-0. Item approved.

6. **Public Hearing: Zoning Ordinance Amendment (ZA09-0004):** Amend the Comprehensive Zoning Ordinance

Owner(s): City of Frisco

Request to amend the Comprehensive Zoning Ordinance pertaining to regulations for alcohol sales. MW

Mike Walker reviewed staff comments with the Commission and recommended approval.

Commissioner Trykoski moved to open the public hearing. Commissioner Moss seconded the motion. Motion carries. Vote: 6-0.

There being no one to speak, Commissioner Moss moved to close the public hearing. Commissioner Russell seconded the motion. Motion carries. Vote: 6-0.

Following review and discussion, Commissioner Moss moved to approve, subject to use of the City Attorney's most recent version of the language, as before the Commission. Commissioner Trykoski seconded the motion. Motion carries. Vote: 6-0. Item approved.

7. **Public Hearing: Specific Use Permit (SUP09-0006):** Patriarch's - Frisco Square

Owner(s): BHFS II, LLC

Request for a Specific Use Permit for an Alcoholic Beverage Establishment on one lot on 0.5± acre on the northeast corner of Frisco Square Boulevard and Coleman Boulevard. Zoned Planned Development-153-Mixed Use. Neighborhood #21. MW

Commissioner Trykoski stepped down from the dais due to a conflict of interest at 7:06 p.m.

Mike Walker reviewed staff comments with the Commission and recommended approval.

Commissioner Hamilton moved to open the public hearing. Commissioner Hulsey seconded the motion. Motion carries. Vote: 5-0.

There being no one to speak, Commissioner Hulsey moved to close the public hearing. Commissioner Hamilton seconded the motion. Motion carries. Vote: 5-0.

Following review and discussion, Commissioner Hulsey moved to approve. Commissioner Russell seconded the motion. Motion carries. Vote: 5-0. Item approved.

Commissioner Trykoski returned to the dais at 7:09 p.m.

8. **Public Hearing: Sign Ordinance Variance (V09-0006)**

Owner(s): Kroger

A request for a variance to the Sign Ordinance to allow a taller Wall Sign than permitted by Ordinance, described as Custer Star Addition, Block 1, Lot 2, also described as 12221 Custer Road. Zoned Retail. Neighborhood #6. SI

Scott Ingalls reviewed staff comments with the Commission and recommended denial.

Commissioner Hamilton moved to open the public hearing. Commissioner Moss seconded the motion. Motion carries. Vote: 6-0.

Speaking for: Kroger/Christina Konriad, Construction Manager

Speaking against: None.

There being no one else to speak Commissioner Hamilton moved to close the public hearing. Commissioner Moss seconded the motion. Motion carries. Vote: 6-0.

Following review and discussion, Commissioner Trykoski moved to deny the request. Commissioner Hamilton seconded the motion. Motion carries. Vote: 6-0. Item denied.

GENERAL INFORMATION

9. Update on the results of the August 4, 2009 City Council meeting. SI
Scott Ingalls updated the Commission on the results from the August 4, 2009 City Council meeting.
10. Scheduling of future Discussion Items. SI
There were no discussion items to add to a future agenda.

ADJOURN

There being no further business, Commissioner Hulse moved to adjourn the meeting at 7:16 p.m. Commissioner Hamilton seconded the motion. Motion carries. Vote: 6-0. Meeting adjourned.

Dave Wilcox, Chairperson

Jeff Trykoski, Secretary